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6	UNITED STATES DISTRICT COURT		
7	DISTRICT OF NEVADA		
8	DEUTSCHE BANK TRUST COMPANY	Case No.: 2:19-cv-00434-APG-VCF	
9	AMERICAS AS TRUSTEE RALI 2006QA5,	STIPULATION AND ORDER TO STAY	
10	Plaintiff,	CASE PENDING APPEAL	
11	VS.		
12	NORTH AMERICAN TITLE INSURANCE		
13	COMPANY,		
14	Defendant.		
15	Deutsche Bank Trust Company Americas as Trustee RALI 2006QA5 (hereinafte		
16 17	"Deutsche Bank"), and Defendant, North American Title Insurance Company ("NATIC")		
18	(collectively, the "Parties"), by and through their counsel of record, hereby agree and stipulate a		
19	follows.		
20	WHEREAS, there are now currently pending in the United States District Court for the		
21			
22	District of Nevada more than three dozen actions between national banks, on the one hand, and		
23	their title insurers, on the other hand (the "Actions");		
24	WHEREAS, each of the Actions involves a title insurance coverage dispute wherein th		
25	national bank contends, and the title insurer disputes, that a title insurance claim involving a		
26	HOA assessment lien and subsequent sale was covered by a policy of title insurance;		
27		,	
28			

WHEREAS, in many of these Actions, the title insurer underwrote an ALTA 1992 loan policy of title insurance with form 1 coverage, along with the CLTA 100/ALTA 9 Endorsement and either the CLTA 115.1/ALTA 4 Endorsement or the CLTA 115.2/ALTA 5 Endorsement (the "Form Policy");

WHEREAS, many of the Actions implicate common questions of interpretation of the Form Policy;

WHEREAS, the national bank in one of these actions has now appealed a judgment of dismissal to the Ninth Circuit Court of Appeals, *Wells Fargo Bank, N.A. v. Fidelity National Title Ins. Co.*, Ninth Cir. Case No. 19-17332 (District Court Case No. 3:19-cv-00241-MMD-WGC) (the "*Wells Fargo II* Appeal");

WHEREAS, the Parties anticipate that the Ninth Circuit Court of Appeals' decision in the *Wells Fargo II* Appeal may touch upon issues regarding the interpretation of the Form Policy and the reasonableness of the insurer's denial, that could potentially affect the disposition of the other Actions, including the instant action;

WHEREAS the Parties agree that it is appropriate and desirous to stay the instant action pending the disposition of the *Wells Fargo II* Appeal, that a stay of the instant action will not prejudice either of the Parties, and that a stay of the instant action will best serve the interests of judicial economy (given the possibility that the Ninth Circuit Court of Appeals' decision on the *Wells Fargo II* Appeal might affect the disposition of this case);

NOW THEREFORE, the Parties, by and through their undersigned counsel, hereby stipulate and agree as follows:

1. The instant action shall immediately be **STAYED**, pending the disposition of the *Wells Fargo II* Appeal.

1	2. The scheduling order previously entered in this action is hereby VACATED .	
2	3. Each of the Parties shall be excused from responding to any now-outstandi	
3	discovery requests propounded by the other until after the stay is lifted.	
4	4. By entering into this stipulatio	on, neither of the Parties is waiving its right
5	subsequently move the Court for an o	order lifting the stay in this action.
6	DATED this 24 th day of January, 2020.	DATED this 24 th day of January, 2020.
7		•
8	WRIGHT, FINLAY & ZAK, LLP	KOLESAR & LEATHAM
9	/s/ Lindsay D. Robbins Lindsay D. Robbins, Esq.	/s/ Brittany Wood Brittany Wood, Esq.
10	Nevada Bar No. 13474 7785 W. Sahara Ave., Suite 200	Nevada Bar No. 7562
11 12	Las Vegas, NV 89117	Elizabeth E. Aronson, Esq. Nevada Bar No. 14472
13	Attorney for Plaintiff, Deutsche Bank Trust Company Americas as Trustee RALI	400 S. Rampart Blvd., Ste. 400 Las Vegas, Nevada 89145
14	2006QA5	Attorney for Defendant, North American Title Insurance Company
15		The state of the s
16	IT IC CO ODDEDED	
17	IT IS SO ORDERED.	
18	Dated: January 24, 2020.	
19		I DITTED OT A TEG DICTRICT COURT HIDGE
20		UNITED STATES DISTRICT COURT JUDGE
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